

NO TITLE OPINION

20240607000170040 1/2 \$270.00
Shelby Cnty Judge of Probate, AL
06/07/2024 12:31:28 PM FILED/CERT

Approximate value: 245,000

(Name) Vanessa Renee Melton and Damon Melton
317 Falliston Court
(Address) Helena, Alabama 35080

This instrument was prepared by:

(Name) Katheree Hughes, Jr.
(Address) 2017 - 2nd Avenue North (Suite 200)
Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I,

Vanessa Rene Melton, a married woman a/k/a Vanessa Rene Funches

(herein referred to as grantor), do grant, bargain, sell and convey unto **Vanessa Rene Melton, a married woman and Damon Melton, a married man** (hereinafter referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 31, according to the Survey of Falliston Ridge, Second Sector, as recorded in Map Book 31, Page 87, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEEES, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24 day of March,
2024.

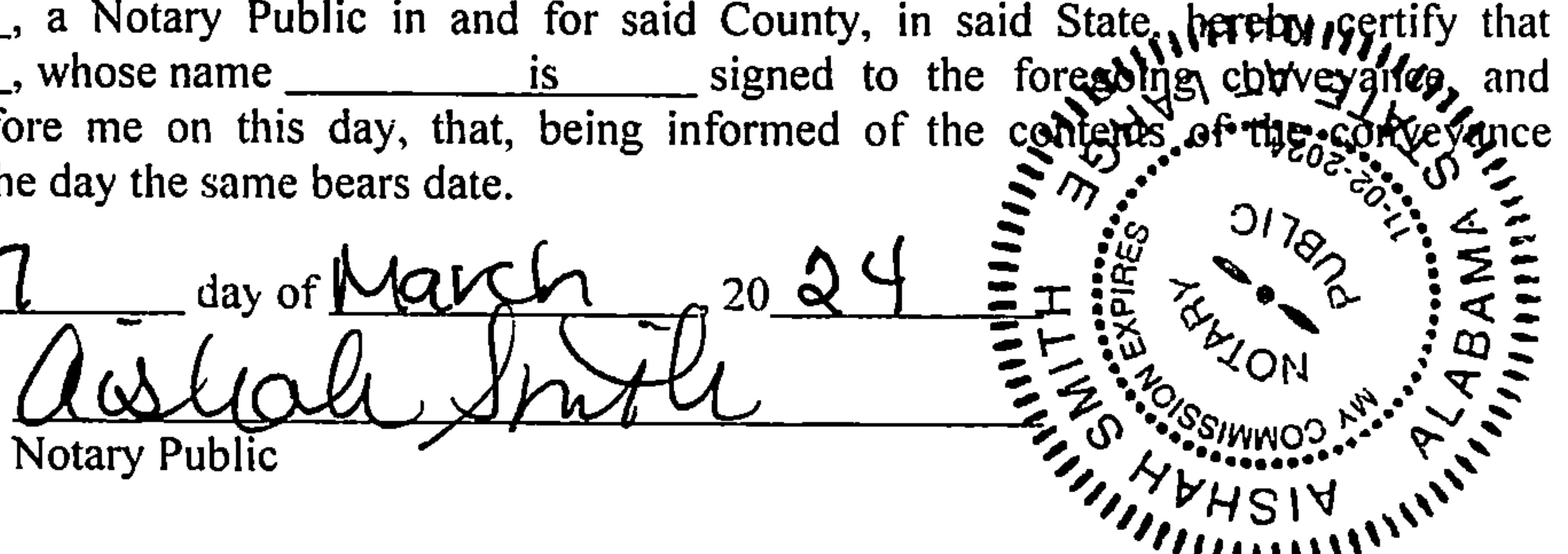
Vanessa Rene Melton, a married woman

STATE OF ALABAMA)
~~STEELE~~ COUNTY)

Given under my hand and official seal this 27 day of March 20 Q

Shelby County, AL 06/07/2024
State of Alabama
Deed Tax: \$245.00

Notary Public



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975.

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Grantor's Name	<u>Vanessa Renee Melton</u>
Mailing Address	<u>317 Falliston Court</u>
	<u>Helena, Alabama 35080</u>

Grantee's Name Vanessa Renee Melton & Damon Melton
Mailing Address 317 Falliston Court
Helena, Alabama 35080

Property Address 317 Falliston Court
Helena, Alabama 35080

Date of Sale December 13, 2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$245,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement

Appraisal
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/13/2023

Print Vanessa Renee Melton

Unattested

(verified by)

Sign

Vereska Kesi Mette